



12.55 acres/5.1 Hectares

Frontage on Bagdad Road

Utilities

Greenfield

Zoning - Multi-Family and General  
Commercial

Mr. Ray Moore  
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**12.55 Acres/5.1 Hectares  
Moore Property**

**Site 09**

<b>Property</b>				
Total Acreage: <b>12.55 acres/5.1 Hectares</b>			Map: <b>MAPSCO Austin 2006 Street Guide, pg. 372, Sec. C</b>	
<b>Location</b>				
City: <b>Leander</b>			County: <b>Williamson</b>	
Address/Directions: <b>2908 South Bagdad Road, (across from Leander High School stadium), Tax ID: R305597, R305600, R305595, R305596, R305598, R305599, R305602, R305604, R031835, R310874, R031815)</b>				
Within City Limits: <b>Yes</b>			Distance from City Limits: <b>Not Applicable</b>	
Distance to US Highways: <b>.6 miles/1 km</b>			Type of Zoning: <b>Currently MF, plan to request Local Commercial and General Commercial</b>	
Distance to Interstate Highways: <b>11 miles/17.7 km</b>				
<b>General Site Information</b>				
Previous Use of Site: <b>Undeveloped Land</b>		General Condition: <b>Excellent</b>		Dimensions: <b>851 x 251 feet/259 x 77 meters</b>
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): <b>Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 1 to 3 percent slopes</b>			Shrink/Swell Capacity: <b>Moderate with a high risk of corrosion for uncoated steel and a low risk of corrosion for Concrete</b>	
Adjoining Acreage Available: <b>No</b>		Can Site Be Divided: <b>Yes</b>		Lot Size: <b>Negotiable</b>
<b>Improvements</b>				
Road Distance to Rail: <b>3 miles/4.8 km</b>			Name of Railroad: <b>Union Pacific, Southern Pacific, Capital Metro Commuter Rail</b>	
Proximity to Port(s): <b>Port of Houston is three hours south-southeast</b>			Other Improvements: <b>5,000 sq. ft./465 sq. meter metal building</b>	
Fenced: <b>No</b>			Landscaped: <b>No</b>	
Located within an Industrial Park: <b>No</b>			Type of Business: <b>Multi-Family at this time with General Commercial requested</b>	
Deed Restriction(s): <b>Not Applicable</b>			Covenants: <b>Not Applicable</b>	
<b>Utilities</b>				
City of Leander Services: <b>Department of Engineering, (512) 528-2700</b>		Water – Size of Nearest Line: <b>12 &amp; 18 inches/30.5 &amp; 45.7 cm</b> Pressure: <b>88 psi/607 kilopascal</b>		Sewer - Size of Nearest Line: <b>6 inches/15.2 cm</b>
Electric Service: <b>Pedernales Electric Cooperative (PEC)</b>	Phone: <b>(830) 868-6041</b>	Facs: <b>(512) 268-0328</b>		Email: <b><a href="mailto:Trista.fugate@peci.com">Trista.fugate@peci.com</a></b>
Natural Gas Service: <b>ATMOS Energy, (512) 310-3810</b>	Size of Nearest Line: <b>6 inch/15.2 cm</b>		Pressure: <b>Intermediate Pressure at the Bagdad Road and Crystal Falls Pkwy. intersection</b>	
Telecommunication Service: <b>AT&amp;T and/or SuddenLink</b>	Phone: <b>(512) 870-4430 and/or (979) 595-2424</b>	Facs: <b>(512) 870-4475 and/or (979) 595-2445</b>		Email: <b><a href="mailto:mm2741@att.com">mm2741@att.com</a> and/or <a href="mailto:Joe.Bethany@suddenlink.com">Joe.Bethany@suddenlink.com</a></b>
Solid Waste Disposal: <b>Clawson Disposal, Inc.</b>	Phone: <b>(512) 259-1709</b>	Facs: <b>(512) 746-5807</b>		Email: <b><a href="mailto:clawsondisp@earthlink.net">clawsondisp@earthlink.net</a></b>
<b>Sales Information</b>				
Contact: <b>Mr. Ray Moore</b>	Phone: <b>(512) 515-6738</b>	Facs: <b>Not Applicable</b>	Email: <b><a href="mailto:ray@crickets.com">ray@crickets.com</a></b>	Web Site: <b><a href="http://cdev.rmoore.com/bagdad">cdev.rmoore.com/bagdad</a></b>
Sales Price: <b>\$1,800,000.00</b>			Lease Price: <b>Negotiable</b>	
Comments: <b>100% developable, no flood plain, see website for other information.</b>				